

155.0

0004

0009.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

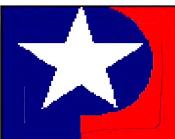
964,900 / 964,900

USE VALUE:

964,900 / 964,900

ASSESSED:

964,900 / 964,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
294		RENFREW ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: SIMMONS KENNETH J JR ETAL/TRS	
Owner 2: 294 RENFREW ST NOMINEE TRUST	
Owner 3:	

Street 1: 294 RENFREW ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: SIMMONS KENNETH J JR -

Owner 2: SIMMONS KATHERINE A -

Street 1: 294 RENFREW ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1938, having primarily Vinyl Exterior and 2112 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Use Code		Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description		User Acct	
101		6000.000		544,900				420,000		964,900					
Total Card		0.138		544,900				420,000		964,900		Entered Lot Size			
Total Parcel		0.138		544,900				420,000		964,900		Total Land:			
Source:		Market Adj Cost				Total Value per SQ unit /Card:		456.87		/Parcel: 456.87		Land Unit Type:			

Parcel ID 155.0-0004-0009.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	544,900	0	6,000.	420,000	964,900		Year end	12/23/2021
2021	101	FV	513,700	0	6,000.	420,000	933,700		Year End Roll	12/10/2020
2020	101	FV	513,700	0	6,000.	420,000	933,700	933,700	Year End Roll	12/18/2019
2019	101	FV	428,700	0	6,000.	420,000	848,700	848,700	Year End Roll	1/3/2019
2018	101	FV	404,800	0	6,000.	354,000	758,800	758,800	Year End Roll	12/20/2017
2017	101	FV	404,800	0	6,000.	324,000	728,800	728,800	Year End Roll	1/3/2017
2016	101	FV	404,800	0	6,000.	276,000	680,800	680,800	Year End	1/4/2016
2015	101	FV	357,400	0	6,000.	240,000	597,400	597,400	Year End Roll	12/11/2014

## SALES INFORMATION

## TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMMONS KENNETH	69018-27		3/17/2017	Convenience		1	No	No	
LUDIN REAL ESTA	48507-552		11/16/2006	Change>Sale	619,000	No	No		
MOLLOY FREDERIC	47976-138		8/11/2006		380,000	No	No		
	11225-290		10/3/1966			No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2016	2054	Heat App	5,000	C				HVAC
7/5/2016	931	Re-Roof	7,000		7/5/2016			Strip and re-roof.
6/7/2016	754	Addition	35,000	O				rEAR ADDITION PER
5/24/2016	657	Foundati	2,000					footing for future
8/22/2006	704	Renovate	35,000			G8	GR FY08	re-do kitchen 2 ba
6/25/2002	479	Re-Roof	6,550	C				
8/15/1996	390	Manual	4,522					INSTALL VINYL SIDI

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Inspected	CC	Chris C
5/24/2018	MEAS&NOTICE	BS	Barbara S
10/25/2008	Meas/Inspect	189	PATRIOT
3/7/2007	MLS	MM	Mary M
10/13/2006	Permit Visit	BR	B Rossignol
11/23/1999	Meas/Inspect	270	PATRIOT
7/22/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA

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